



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Admirals Close, Colney Heath, Herts, AL4



Tucked away is this THREE/FOUR bedroom FAMILY HOME with OWN GARAGE and DRIVEWAY. Shown in good condition throughout and offering a UTILITY ROOM and guest cloakroom. Located within easy access of local parks and a short drive from nearby motorway links.

- Three / Four Bedrooms
- Bathroom
- Lounge
- Kitchen / Diner
- Utility Room / Guest WC
- Garage
- Driveway
- Rear Garden

**£499,950 Freehold**

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## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Garden Room / Bedroom Four **12'6" x 8'10" (3.82m x 2.68m)**

Utility Room **6'0" x 9'4" (1.84m x 2.84m)**

Stairs To First Floor

Landing

Lounge **15'3" x 14'3" (4.64m x 4.36m)(Max Points)**

Kitchen / Diner **15'2" x 10'8" (4.62m x 3.24m) (Max Points)**

Stairs To Second Floor

Landing

Bedroom One **12'8" x 8'10" (3'86m x 2.69m)**

Bedroom Two **15'4" x 8'3" (4.68m x 2.52m)**

Bedroom Three **10'2" x 6'7" (3.1m x 2.0m)**

Bathroom

Exterior

Rear Garden

Garage & Driveway





Total Area: 107.0 m<sup>2</sup> ... 1151 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.